

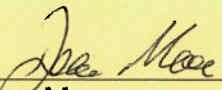
An
Coimisiún
Pleanála

Direction
CD-020708-25
ABP-322572-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/09/2025.

The Commission decided by majority (2:1) to refuse permission for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 17/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development within Macroom town centre, the zoning objective for the site and the established pattern of development within the vicinity of the site, it is considered that the design and layout of the proposed development would not accord with the proper planning and sustainable development of the area.

The orientation of the 'new build' apartments provides insufficient distance between opposing habitable rooms in the apartments facing Railway View (*Compact Settlement Guidelines 2024 - SPPR 1*), the layout of the open space between the existing and proposed apartments is considered to represent poor use of the limited space available, and the use of fencing to segregate private open space rather than a combination of communal space with smaller private gardens, would not provide a good standard or residential amenity for future occupants.

The Commission was also not satisfied that the change of use of the existing dwelling to apartments, particularly with respect to the low ceiling height on the ground floor, was consistent with the Apartment Guidelines (2023), or that the flat roof on the 'new build' apartments would not be incongruous set (as proposed) amongst the prevailing pattern of pitched roofs in the immediate locality.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not agree with the Inspector's view that design/layout issues were restricted to the orientation of the first-floor bedrooms/bathrooms in the 'new build apartments', that could be addressed by way of condition. Similarly, other matters identified in the Reasons and Considerations above could not be appropriately addressed by way of condition(s). The Commission was also not satisfied that the residential amenity of future occupants had been given sufficient regard in the assessment.

While no changes had been proposed to the fenestration of the house (to be converted into apartments) the Commission noted that changes made to the adjacent house significantly detracted from the uniformity of the terrace and streetscape.